

**REDEVELOPMENT COMMISSION MEETING
JULY 23, 2015**

Vice-President Langen called the meeting to order at 6:00 PM. The Pledge of Allegiance was recited. Recording Secretary Gena Knapp took the roll. Members present were Jim Langen, LeAnn Angerman, Greg Shook, and Craig Earley. Doug Niksch and Timothy Cottingham were not in attendance. Also present were SEH Representative Matt Reardon, Building Administrator Tom Trulley, Town Attorney David Westland, and Clerk-Treasurer Judith Walters.

APPROVAL OF MINUTES

June 25, 2015 – Mrs. Angerman made a motion to approve the June 25, 2015 regular meeting minutes, seconded by Mr. Earley and carried with four ayes.

OLD BUSINESS

NEW BUSINESS

Approve 2015 TIF Report – Clerk-Treasurer Judith Walters gave an overview of the 2015 TIF Report and explained that it is an annual report that needs to be submitted to the Town Council each year by August 1st, and that it shows what the beginning balance was for the TIF Fund along with the revenue and expenses as of June 30th, 2015. She stated that the report also lists all of the properties that are in the TIF area and a copy of the actual bonds from 2013 for the HSA loan. Clerk-Treasurer Walters stated the original estimate from the County was \$180,000 from TIF distributions, but the actual will be around \$122,000 because the AV Abstract was estimated high. There are also a few delinquent payments, which is affecting the balance as well. Mr. Earley stated there was some confusion as to what parcels were actually in the TIF and asked if that was corrected. Mr. Reardon stated all of that has been corrected in this report. Mr. Earley made a motion to approve the 2015 TIF Report and forward it to the Town Council, seconded by Mr. Shook and carried with four ayes.

Appropriation Budget 2015 – Clerk-Treasurer Walters stated the Council is asking that all budgets within the Town be appropriated. In order to appropriate what we currently have for you to spend between now and December 31st, we have to do an additional appropriation. The sample in front of you is just a suggestion that came from discussions with Mr. Niksch, which included \$25,000 for professional fees, \$1500 for a bond fee, and \$30,000 for the façade program, totaling \$56,500. She explained that money needed to be appropriated for the bond administration fee because there was not enough money in the HSA Fund at this point. The fee will be paid out of the regular TIF Fund, and then once there is money in the HSA Bond Fund, we will repay that to the regular fund. Discussion followed. Mrs. Angerman made a motion to approve the additional appropriation as-is and forward it to the Town Council, seconded by Mr. Earley and carried with four ayes.

Appropriation Budget 2016 – Clerk-Treasurer Walters stated the Town Council is going to act on a Resolution Monday night that states Boards and Commissions will need to submit an annual budget for the next year by August 1st of each year. We have budgeted for \$130,000 since that is around what we are supposed to get for a year. Currently it is appropriated as \$25,000 for professional fees, \$30,000 for the façade program, and \$75,000 for infrastructure improvements. If you do not spend all of your money in 2015, you may have more in 2016, but it has been set up like this until we know how our tax collection is actually going to go. Discussion followed regarding money left over that is not used at the end of the year and how it would need to be re-

appropriated next year in order to be added to the budget. Mr. Earley asked for clarification on the issue of spending TIF money for professional services. Attorney David Westland stated the work done has to coordinate with the TIF area. He stated when he comes to the Redevelopment Commission meetings, he cannot be paid out of the TIF Fund, but if he reviews or drafts any sort of documents that has to do with something like expanding the TIF area, then he could be paid from the TIF Fund. Discussion followed regarding the ability to use this budget as a guide and having the ability to move money around throughout the year if different projects pop up. Mrs. Angerman asked if the \$25,000 budgeted for professional fees would be enough. Clerk-Treasurer Walters stated she really could not say for sure since a program could come up that both Mr. Reardon and Mr. Westland need to work on. She also mentioned some bills that have been paid already could have been paid by the TIF Fund, so that money can now be reimbursed back to the Town. Mr. Earley made a motion to approve the 2016 budget as-is and forward it to the Town Council, seconded by Mrs. Angerman and carried with four ayes.

Mr. Reardon informed the Commission that there is currently a lead that they have been working on, and they have now signed the Letter of Intent. We have also been talking to the State about possible incentives for this company. Mr. Trulley stated they are currently waiting on their attorney to review the environmental studies, and then the contract will be sent to the other parties' lawyer. This is for an existing site, but a new business.

Mr. Earley stated he felt that Attorney Westland had not really been told to review the application for the façade program, so he would like to make a motion to direct Mr. Westland to review the application so that the Commission can move forward. Attorney Westland stated he did receive it, but made the decision to hold off on reviewing it due to other issues that had been floating around. Mr. Shook seconded the motion and it carried with four ayes.

PUBLIC COMMENT

ADJOURNMENT

With no further questions or comments, Mr. Shook made a motion to adjourn the meeting at 6:24 PM, seconded by Mr. Earley and carried with four ayes.

Jim Langen, Vice-President

LeAnn Angerman, Secretary